

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, December 20, 2022
IN PERSON HEARING – 417 E Fayette St 8th Floor

See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 for details on how to participate in this public hearing*

12:30P.M.-1:00 P.M. GENERAL MEETING *

Extension(s): BMZ2020-197 1201 W Cross St; AB Associates

Reconsideration(s): BMZ2021-143 901 S Ellwood St; AB Associates
 BMZ2022-362 5835 Park Heights; Caroline Hecker, Esq.

Miscellaneous: Alley & Footway Appeals – F19-31, F19-35, F19-37, F19-38, F19-39, F20-40, F20-42, F20-44, F20-45, F20-46, F20-48, F20-51, F20-54, F20-57, F20-58, F20-59, F20-60, F20-61, F20-62, F20-63, F20-64, F20-67, F21-02, F21-03, F21-04, F21-05, F21-06, F21-07, F21-09, F21-10, F21-11, F21-12, F21-13, F21-14, F21-15, F21-16, F21-17, F21-18, F21-19, F21-20, F21-21, F21-22, F21-23, F21-24, F21-25, F21-26, F21-27, F21-28, F21-29, F21-30, F21-31, F21-32, F21-33, F21-34, F21-35, F21-36, F21-37, F21-38, F21-39, F21-40, F21-41, F21-42, F21-43.

Resolutions: BMZ2022-358, BMZ2022-252, BMZ2022-338, BMZ2022-386, BMZ2022-320, BMZ2022-359, BMZ2022-403, BMZ2022-391, BMZ2022-2022-396, BMZ2022-397, BMZ2022-398, BMZ2022-382, BMZ2022-262, BMZ2022-381, BMZ2022-415.

1:00 P.M. ZONING DOCKET

NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2021-127	2507 N Howard St	Caroline Hecker, Esq.	To demolish the existing structure and construct a new structure with 64 dwelling units and approximately 25,000 sf of office and retail space. Variance to maximum lot area may be required.
2022-313	1730 Fleet St	Kyle Vanniel	Variance to bulk regulations to enclose the second floor existing porch 6' x 11' and construct 12'x18' walk out deck in the rear of second floor with 6' high wood fence on deck.
2022-315	4229 Pimlico Rd	Melvin Crider	To use the first floor of the premises as a convenience store.

2022-402	3559 Boston St	Caroline Hecker, Esq.	To construct an additional three- Unit Retail Building in the space currently used for parking between the two existing buildings, and to erect four ground floor wall signs.
2022-404	719 North Point Rd	Changing Minds Touching Hearts	To use premises as an outpatient mental health clinic.
2022-413	3401 E Lombard St	Juan R Diaz	To use first floor as office with check cashing/money transfer service
2022-414	3601 Hickory Ave	Tim Conder	Use portion as restaurant with outdoor seating
2022-406	801 S Haven	Caroline Hecker, Esq.	Variance to bulk regulations to consolidate 7 lots and construct 7 multi-family detached dwellings with a total of 61 dwelling units, requiring rear and interior-side yard setback variances
2022-428	3442 Hickory Ave	Vincent Delorenzo	Variance to bulk regulations to construct one story rear addition
2022-429	3405 Seven Mile Ln	Avram Zysman	Variance to bulk regulations to construct a two-story rear addition.
2022-437	100 Light St	David Karceski, Esq & Katlynn Peach, Esq.	To install multiple wall and freestanding signs.
2022-441	701 W Lanvale	Eastwing Architects	To alter interior for use as neighborhood commercial and to establish two dwelling units
2022-442	12 Elmwood Rd	Gavin Lehl	Variance to bulk regulations to enclose portion of porch.

*BMZA reserves the right to conduct portions of the general meeting in closed session pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.

To review and confirm individual appeal information visit Baltimore Housing:
http://cels.baltimorehousing.org/Search_BMZA_Map.aspx

Questions or comments may be sent to:
bmza@baltimorecity.gov

Please note the appeal number and the subject property address in your question or comment.
Written comments must be received no later than 24 hours prior to the scheduled virtual hearing.